

Bedford Housing Partnership Minutes
July 16, 2014

Present: Irma Carter, Jean Hammond, Ellis Kriesberg, Kate Moskos, Lisa Mustapich, Jane Puffer, Alice Sun, Christina Wilgren
Absent: none
Others present: Jessica Porter, Assistant Town Manager
Dan Gaulin and Liz Rust, RHSO
Also: Rick Reed, Town Manager

Wilgren called the meeting to order at 7:05 pm. Kriesberg arrived shortly after.

Minutes of May 22, 2014

Postponed to August meeting.

Small Grants Update

Porter reviewed the status of the small grants program. 12 grants have been awarded. 4 were paid out. 2 expired. We are waiting for 6 to be completed. We had \$45K for 3 years – awarded \$12K to date.

RHSO/HOME Updates

The Regional Housing Services Office has moved from Sudbury to Keyes Road in Concord (closer to Bedford). There are new emails and phone numbers. Rust said they hoped to develop a website.

Albion Way Condo Re-sale

Rust reported that there were no eligible applicants – they were either over income or over assets. Under the new regulations, after 90 days, the unit can be sold to the closest eligible applicant. Under DHCD's new deed rider, the restrictions will continue. It can't be rented. The resale value is limited.

Required reporting for HOME – The work on 20 Railroad Avenue is almost done. Driveway work remains. Project should be completed this fall. It is time for the annual paperwork for the HOME program – annual action plan- 5 year consolidated plan. Bedford gets exclusive use of about \$20K a year in HOME funds.

What is not used is swept into a pool which is available to all the towns. New regulations require that CPA funds not be used for rehab work but HOME funds can be. The new RFP is due in October. We can see if there is a project that could qualify at the BHA. Do we want to conduct public forums to see what projects townspeople would like. e.g. Newton has 10 public meetings/outreach to identify problems.

Rust, Gaulin and Porter will gather information about what other towns have uncovered, complaints, needs addressed through public outreach. Also what can RHSO do for the town. They are planning training programs for property managers of local developments

–how to do income recertifications, other new initiatives on how to serve homeless population. The Plaza is down to 24 families – there were 90 families at its highest point. Life skills can be covered with CPA funds.

Shawsheen Ridge Condos

Condo fee subsidy: Unit 2 had a subsidy. Unit 3 wants one. Unit 2 is the unit that the BHT purchased with the intention to have the unit qualify for Affordable Housing Inventory. The Town (through RHSO) contacted persons writing about Unit 3 seeking some kind of confirmation/documentation that they are indeed acting on those owners behalf. That is still hanging out there. The mortgage company has been notified of the deed restrictions with the unit and possible foreclosure. Tax payments are current but water and sewer payments are behind.

Ending Condo fee subsidy

Members agreed that it was time to end the subsidy at Shawsheen Ridge Unit 2 -since there is no possibility for any of the 6 units ever qualifying for the housing inventory. The program we initiated with the purchase of Unit 2 , while innovative, was unfortunately a failure.

MOTION: Mustapich moved. Kriesberg seconded that the Bedford Housing Partnership notify the owners of Shawsheen Ridge Unit 2 that the MAHT trust would pay the subsidy for the months of August and September 2014 but that the subsidy would be ended effective 9/30/2014.

VOTE: Unanimous in favor.

Updates:

Veteran Administration Housing: No news

Coast Guard Housing: A resolution will be going before the Selectmen and the Planning Board seeking support of both boards in continuing with the plan to negotiate a sale price with the Coast Guard for the Pine Hill property.

Gaulin presented two development budgets for Options A (rehabbing existing buildings) B (clean sweep and start again). He will check with the Concord Planning Board to see what information was available for River Walk.

Fair Housing

No issues

Bedford Day –Saturday, September 20

Sun will get a tent/canopy for the day. PR Possibilities: Information on Coast Guard property progress; small grants program. Agreed to discuss at August meeting.

Next meeting – Thursday, August 14

MAHT – 6:30pm

BHP – 7:30pm

Meeting adjourned: 8:30pm

Recorded by: Irma Carter
Approved August 14, 2014